



22 Pethick Road, Wick, Littlehampton, BN17 7TJ

- Three Bedroom Semi Detached Townhouse
- 11'8 Kitchen Overlooking Garden
- Three Double Bedrooms
- Chain Free
- Popular Hampton Park Development
- Two Allocated Parking Spaces
- Ground Floor Cloakroom

Offers Over £300,000

- 14'7 Lounge/Dining Room
- 17'2 Master Bedroom Suite With 11'1 En Suite Shower Room
- Views Towards Poling From Bedroom 3

22 Pethick Road, Littlehampton BN17 7TJ

Three Double Bedroom Semi-Detached Townhouse | Chain Free | Hampton Park

Situated within the desirable Hampton Park development, this modern & spacious three double bedroom semi-detached townhouse is offered to the market chain free and benefits from two allocated parking spaces.

The property features a generous 14'7 lounge/dining room, providing an excellent space for both everyday living and entertaining, alongside an 11'8 kitchen overlooking the rear garden. A ground floor cloakroom adds further practicality.

All three bedrooms are comfortable doubles, including an impressive 17'2 master bedroom suite complemented by a substantial 11'1 en suite shower room on the top floor. Bedroom three enjoys attractive views towards Poling, adding to the appeal.

Externally, the home benefits from an enclosed rear garden and allocated parking, making it ideal for families, professionals or investors.

Located in the ever-popular Hampton Park area, the property is well positioned for local amenities, schools and transport links. Early viewing is highly recommended.



Council Tax Band: D

Tenure: Freehold



LOUNGE/DINING ROOM

14'7x11'8

KITCHEN

11'8x8'3

GROUND FLOOR

CLOAKROOM

4'6x3'7

MASTER BEDROOM

17'2x8'4

17'2 Max measurement
narrowing in parts

EN SUITE SHOWER ROOM

11'1x4'9

BEDROOM 2

11'8x10'05

BEDROOM 3

11'9x8'8

FAMILY BATHROOM

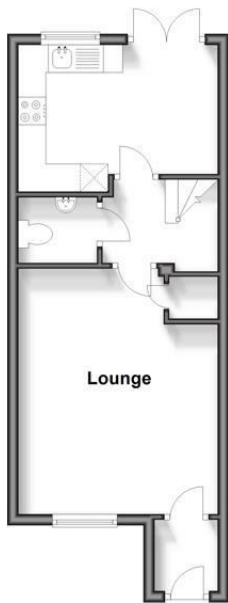
7'9x5'5

ESTATE FEE

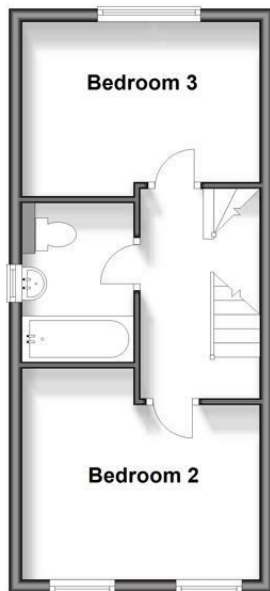
£364.90 Per annum
towards upkeep of
communal areas of
development



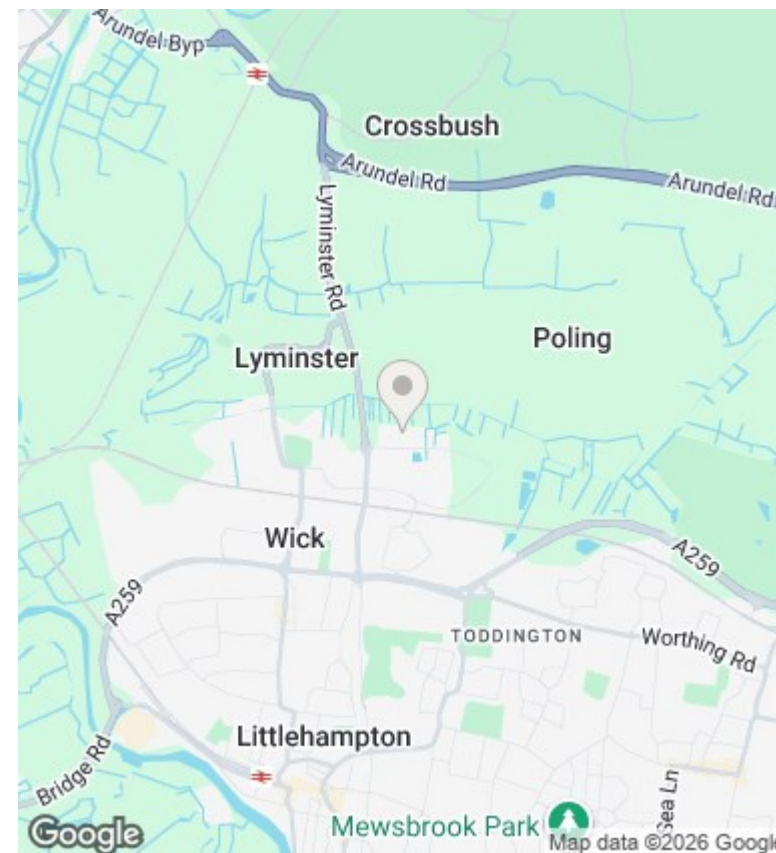
Ground Floor
Approx. 32.4 sq. metres (348.4 sq. feet)



First Floor
Approx. 30.8 sq. metres (331.2 sq. feet)



Second Floor
Approx. 21.5 sq. metres (231.0 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

These particulars are produced in good faith and are believed to be correct, but their accuracy is in no way guaranteed and they do not form part of a contract. We have not carried out a survey, nor tested the services, appliances and specified fittings. Room measurements are approximate.